

Jeffrey J. Funk
Funk's, LLC
7464 Blazingstars Dr.
Middleton, WI 53562
608-332-0666

December 12, 2019

VIA ELECTRONIC MAIL

Ms. Sonja Kruesel
City of Fitchburg
5520 Lacy Rd.
Fitchburg, WI 53711

Re: Modification of Premise Description

Dear Sonja:

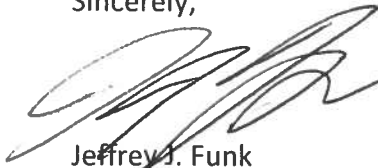
Funks, LLC, the owner and operator of Funks Pub located at 5956 Executive Drive in Fitchburg (the "Restaurant"), hereby formally requests a conditional use permit for an expansion into the adjoining suite at the current location.

The Restaurant has leased the approximately 5000 square foot suite next door. The expansion will be used to accommodate additional diners on busy nights and moving music out of the main space to keep it from disrupting normal business. Customers will be served by existing facilities and an additional bar that wraps around from the existing space. A floorplan is attached with the existing space highlighted in yellow and the addition highlighted in pink.

Also attached are more detailed design and a map of the parking lot. While we share parking with Burn Boot Camp and Oak Bank, our hours of operation actually allow us to utilize the full lot at peak times.

Please contact me with any questions you may have at 608-332-0666 or jeff@funkspub.com.

Sincerely,



Jeffrey J. Funk
Managing Partner
Funk's, LLC.

Attachment



City of Fitchburg
Planning/Zoning Department
5520 Lacy Road
Fitchburg, WI 53711
(608) 270-4200

CONDITIONAL USE PERMIT APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby applies for a conditional use permit for the following described property:

1. Location of Property:

Street Address: 5956 Executive Dr.

Legal Description - (Metes & Bounds, or Lot No. And Plat): _____

Market Place Business Park Condominium Unit 1

***Also submit in electronic format (MS WORD or plain text) by email to: PLANNING@FITCHBURGWI.GOV

2. Current Use of Property: Vacant Suite

3. Proposed Use of Property: Restaurant/Pub/Music Venue

4. Proposed Development Schedule: Winter 2020

5. Zoning District: B-G

6. Future Land Use Plan Classification: Business

***Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Conditional Use Permits shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

***Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) pdf document of the entire submittal to planning@fitchburgwi.gov.

Additional information may be requested.

Type of Residential Development (If Applicable): N/A

No. of Dwelling Units by Bedroom: 1 BR ☐ 2 BR ☐ 3 BR ☐ 4 or More ☐

No. Of Parking Stalls: _____

Type of Non-residential Development (If Applicable): Restaurant/Pub/Music Venue

Proposed Hours of Operation: 11am - Bar Time **No. Of Employees:** 25+

Floor Area: 12,810 after addition **No. Of Parking Stalls:** 70 (building) + shared street map

Sewer: Municipal ☒ Private ☐ **Water:** Municipal ☒ Private ☐

Current Owner of Property: Fleming Development

Address: 2960 Triverton Pike, Fitchburg **Phone No:** 277-8887

Contact Person: Jake Fleming

Email: jfleming@flemingdevelopment.com

Address: 2960 Triverton Pike **Phone No:** 277-8882

Respectfully Submitted By:  **Owner's or Authorized Agent's Signature**

** It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting an CUP application to identify any concerns or issues of surrounding residents.

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

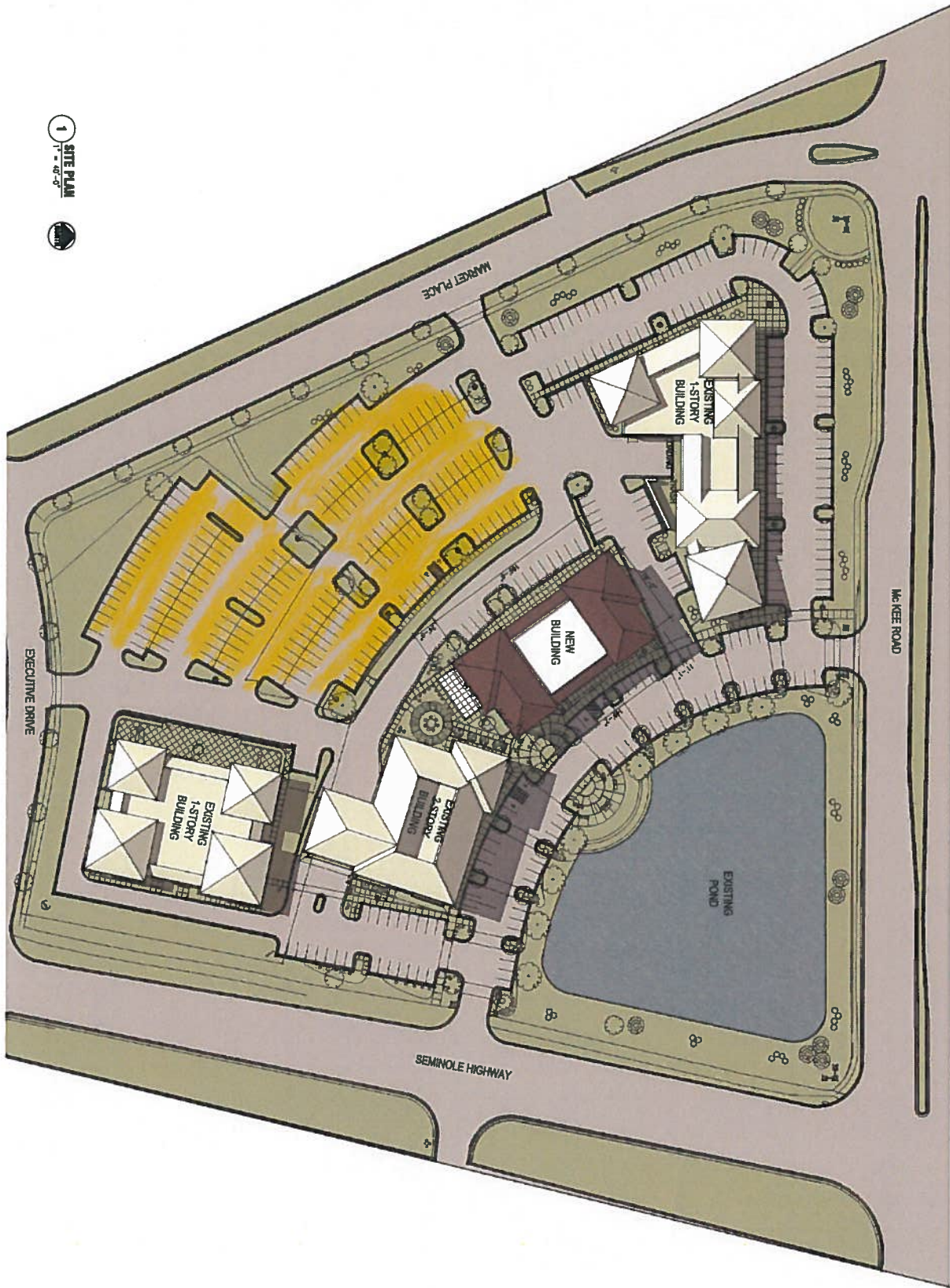
For City Use Only: **Date Received:** _____ **Publish:** _____

Ordinance Section No. _____ **Fee Paid:** _____

Permit Request No. _____



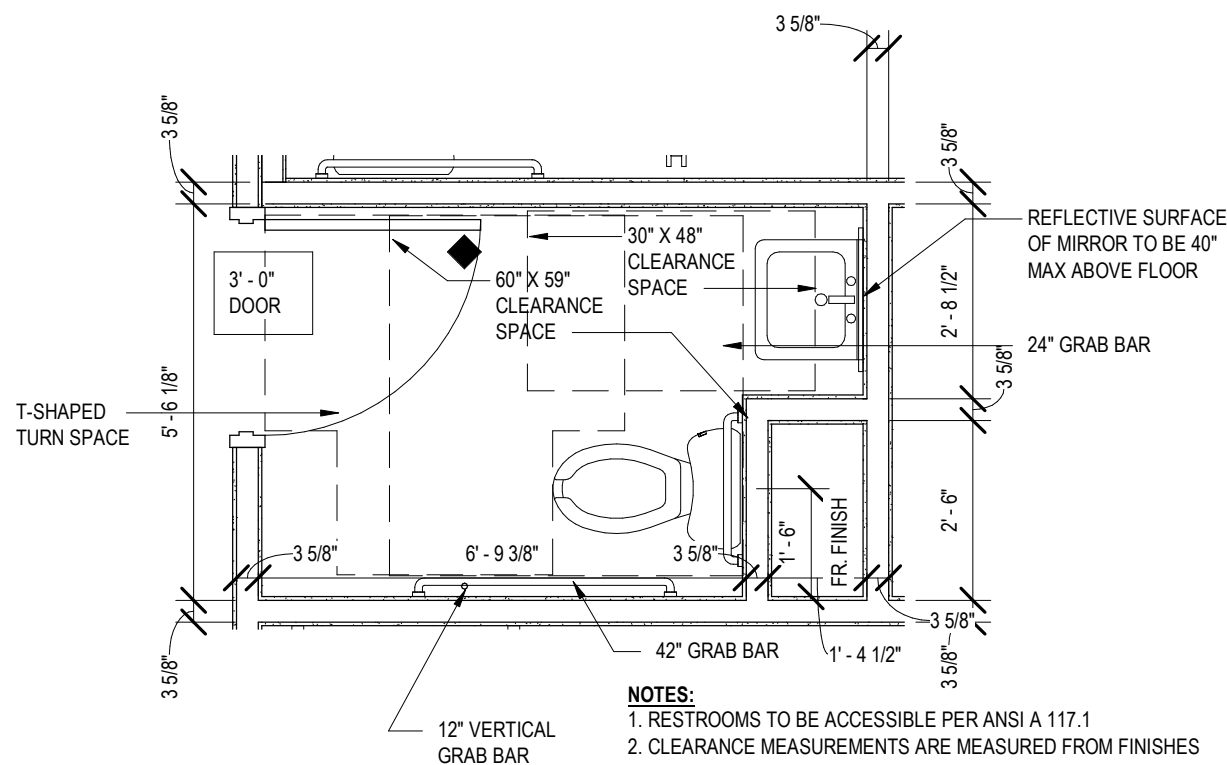
MS-6 25 = 17-8



1 SITE PLAN
1" = 40'-0"

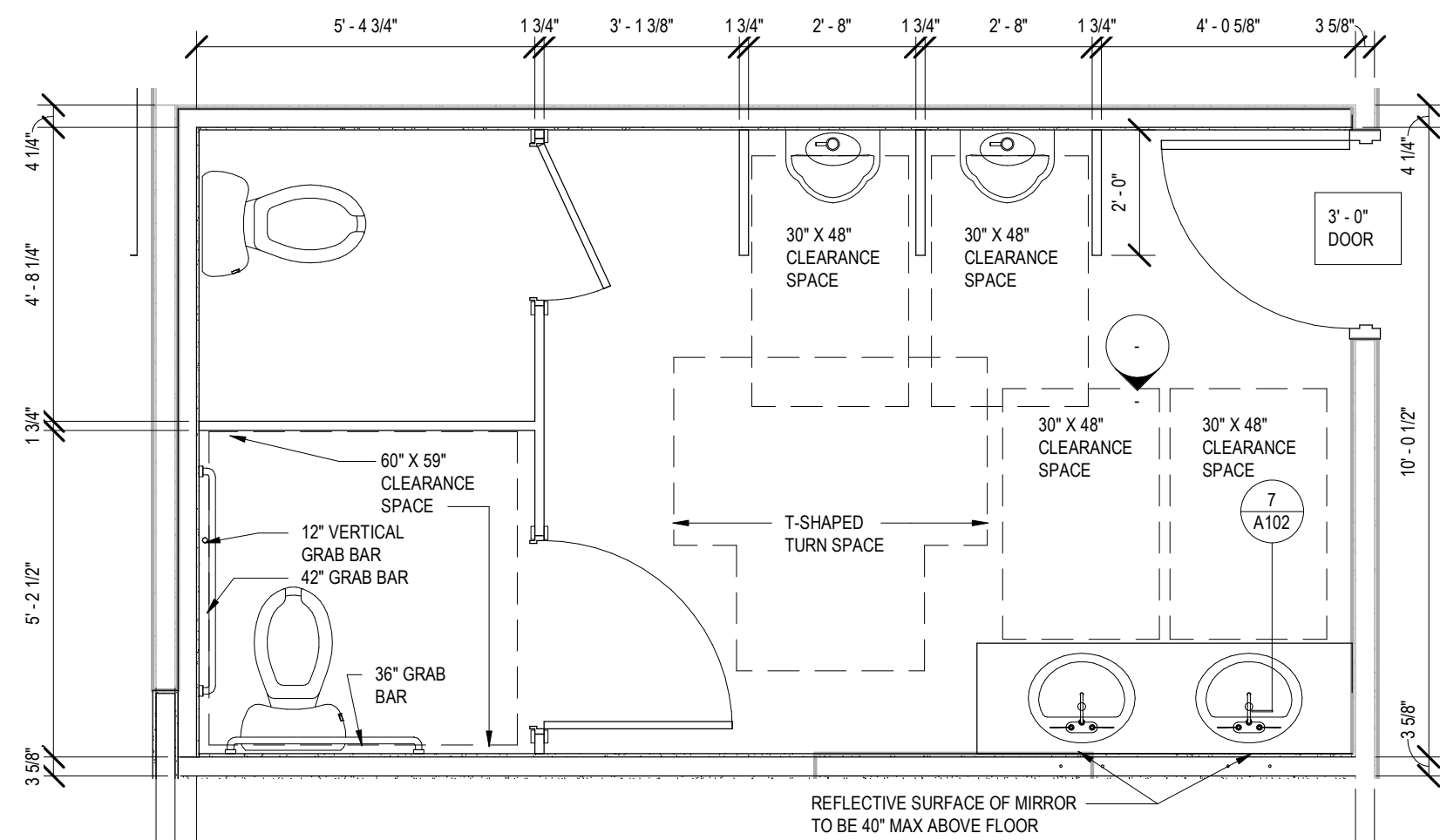


FUNK'S PUB
5956 EXECUTIVE DR. #101
FITCHBURG, WI



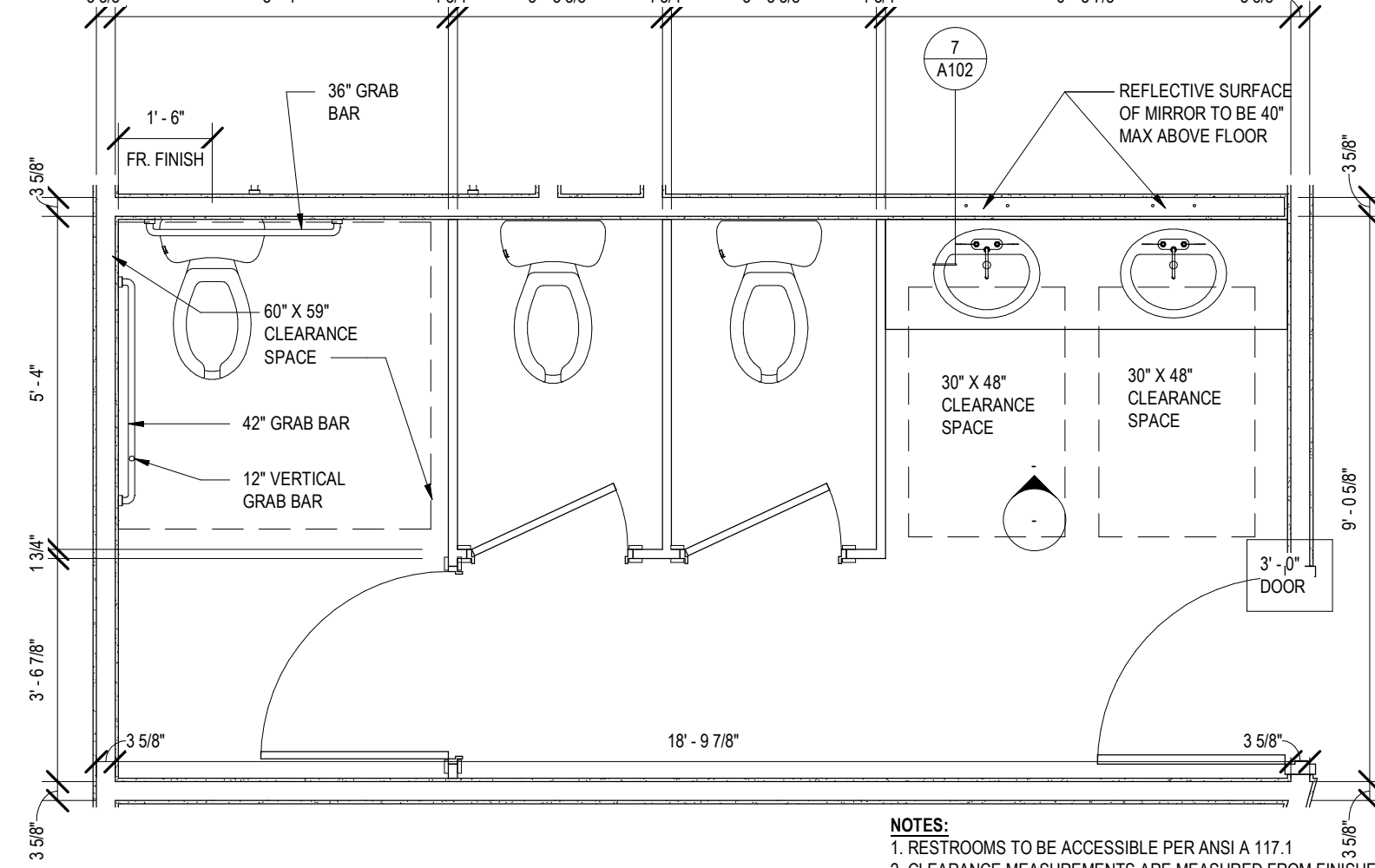
SINGLE USE TOILET ROOM BLOW-UP

SCALE: 3/8" = 1'-0"



MEN'S ROOM BLOW-UP

SCALE: 3/8" = 1'-0"



LADIE'S ROOM BLOW-UP

SCALE: 3/8" = 1'-0"

FIXTURE COUNTS

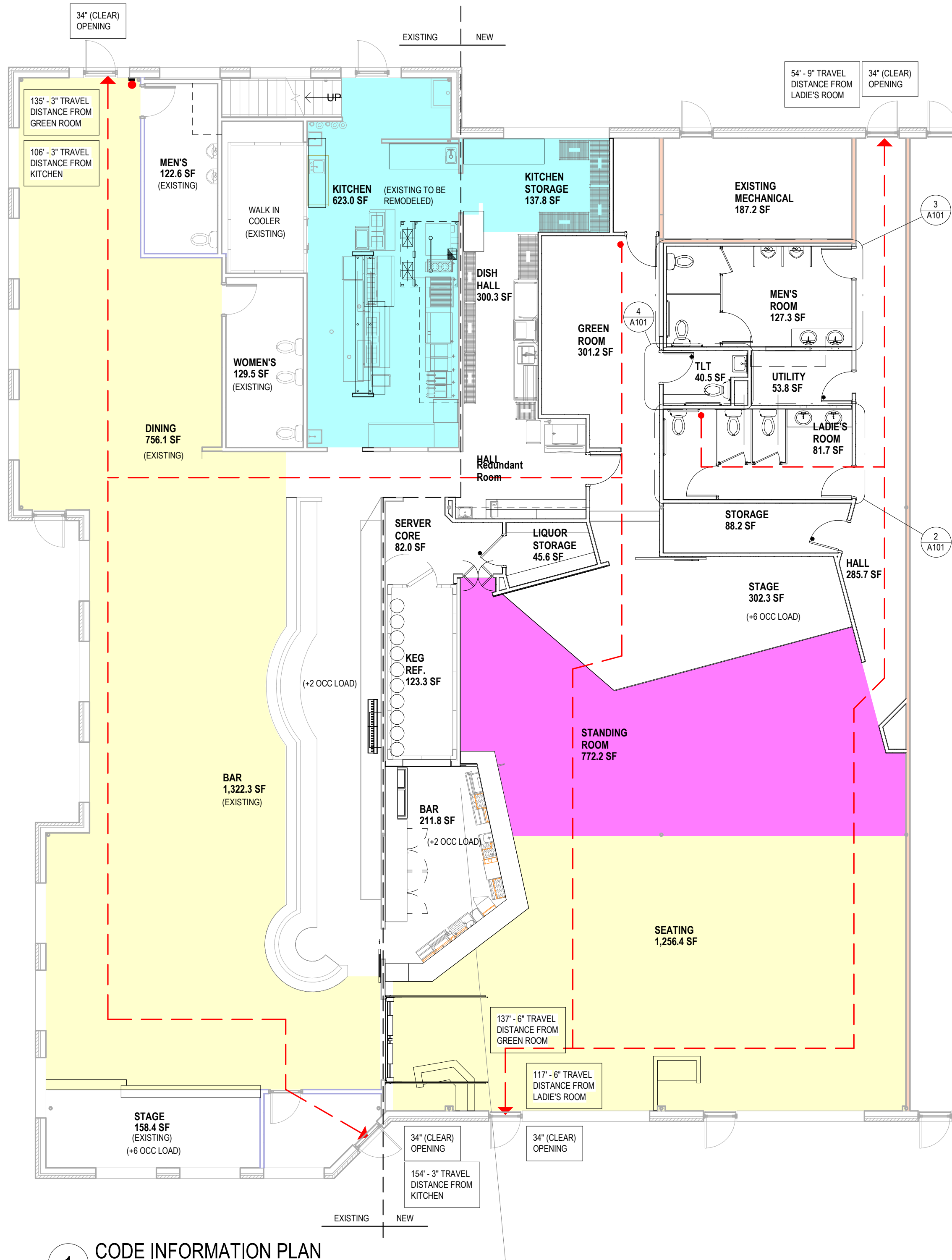
WATER CLOSETS - ENTIRE SUITE			
OCCUPANCY	OCC. LOAD	REQ. WATER CLOSET	PROVIDED
A-2	378	191/40 = 5 WATER CLOSETS REQ FOR MEN (2/3 AS URINALS ALLOWED)	
COMM. KITCHEN	4	191/40 = 5 WATER CLOSETS REQ FOR WOMEN	
TOTAL	382 (191 MEN AND 191 WOMEN)	10 WATER CLOSETS REQ (1/3 ALLOWED AS URINALS)	10 WATER CLOSETS, 4 URINALS

LAVATORIES - ENTIRE SUITE

OCCUPANCY	OCC. LOAD	REQ. LAVATORIES	PROVIDED
A-2	378	191/75 = 3 LAVATORIES REQ FOR MEN	
COMM. KITCHEN	4	191/75 = 3 LAVATORIES REQ FOR WOMEN	
TOTAL	382	6 LAVATORIES REQ	9 LAVATORIES

FIXTURE COUNT NOTES:

- "REQUIRED" FIXTURE COUNTS DETERMINED USING A-2 OCCUPANCY
- DRINKING WATER AVAILABLE AT EITHER BAR - FOR AHJ APPROVAL



CODE INFORMATION PLAN

SCALE: 1/8" = 1'-0"

BUILDING INFORMATION:

Funk's Pub - Bar and Restaurant Addition
5956 Executive Dr. #101, Fitchburg, Wisconsin

EXISTING:

- Covered mall building of type IIB construction.
- Full tenant separations.
- Full fire alarm coverage.
- Fully sprinklered.

PROPOSED:

- Level 2 alteration combining two tenant spaces into one bar/restaurant. Use classified as A-2
- Use of Type IIB construction
- Non-combustible construction with unprotected elements.
- Full fire alarm coverage.
- Fully sprinklered.

REQUIRED CODE COMPLIANCE:

- State of Wisconsin's Commercial Building Code: SPS 361-366
- Chapter SPS 366 - Existing Buildings
- 2015 International Existing Building Code
- 2015 International Building Code

- State of Wisconsin's Fire Prevention Chapter SPS 314
- 2015 NFPA 1
- 2015 NFPA 101: Life Safety Code

ANSI A117.1

EXISTING BUILDING CODE COMPLIANCE:

- Work area compliance method used per 2015 IEBC Chapter 3.
- Work classified as a level 2 alteration.
- Work is classified per 2015 IEBC Chapter 5.
- Occupancy classified per 2015 IEBC Chapter 10, referencing 2015 IBC Chapter 3.

BUILDING CODE INFORMATION

	ALLOWED/REQ.	ACTUAL:
NUMBER OF STORIES:	3 (IBC TABLE 504.4)	1
HEIGHT:	7'5" (IBC TABLE 504.3)	24'
AREA:	38,000 SF/FLR (506.2)	8,642 SF
SMOKE ALARM SYSTEM:	YES	PER IBC CH. 9
SPRINKLER SYSTEM:	YES	PER IBC CH. 9
NUMBER OF EXITS PER FLOOR:	2	4
MAX TRAVEL DISTANCE TO EXIT:	250'	155' (MAX)

BUILDING CODE NOTES:
1. "ALLOWED/REQUIRED" FIGURES DETERMINED USING A-2 OCCUPANCY WITH A TYPE IIB CONSTRUCTION, FULLY SPRINKLERED

OCCUPANT LOADS AND EGRESS

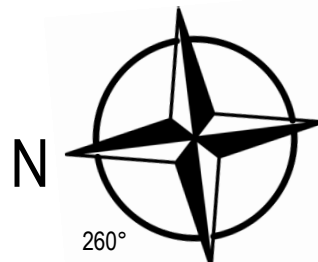
FIRST FLOOR			
OCCUPANCY	AREA	OCC. LOAD	REQ. EGRESS WIDTH
A-2 (SEATING)	3,334 SF	/15 NET = 222	x 0.2" = 45"
A-2 (STANDING)	721 SF	/5 NET = 144	x 0.2" = 29"
STAGE/BAR	16		x 0.2" = 4"
COMM. KITCHEN	730 SF	/200 GROSS = 4	x 0.2" = 1"
TOTAL		79"	136"

NOTES:

- TOTALS DETERMINED PER 2015 IBC CHAPTER 10
- GROSS FLOOR AREAS USED ARE INDICATED BY COLORED AREAS ON CODE PLANS

CODE PLAN LEGEND

Yellow	A-2 OCCUPANCY (SEATING)	Orange line	1-HR SEPARATION
Pink	A-2 OCCUPANCY (STANDING)	Red arrow	EGRESS PATH
Cyan	COMMERCIAL KITCHEN	Red dot	FIRE EXTINGUISHER



9	FOR CONSTRUCTION	11.13.19
1	PERMIT SET	8-12-19
No.	Description	Date

Document Release

Sheet Name

CODE PLAN AND CODE INFORMATION

Drawn by: J Donahue

Scale: **As indicated**

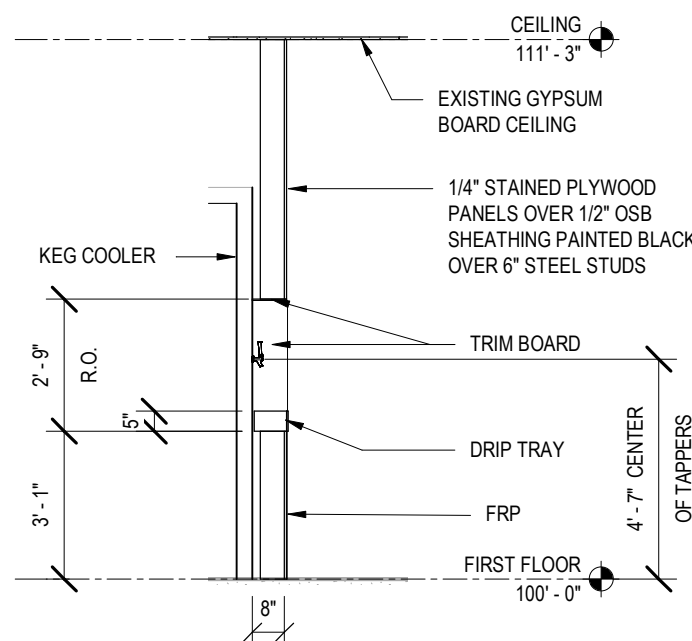
Sheet Number

A101

FUNK'S PUB
5956 EXECUTIVE DR. #101
FITCHBURG, WI

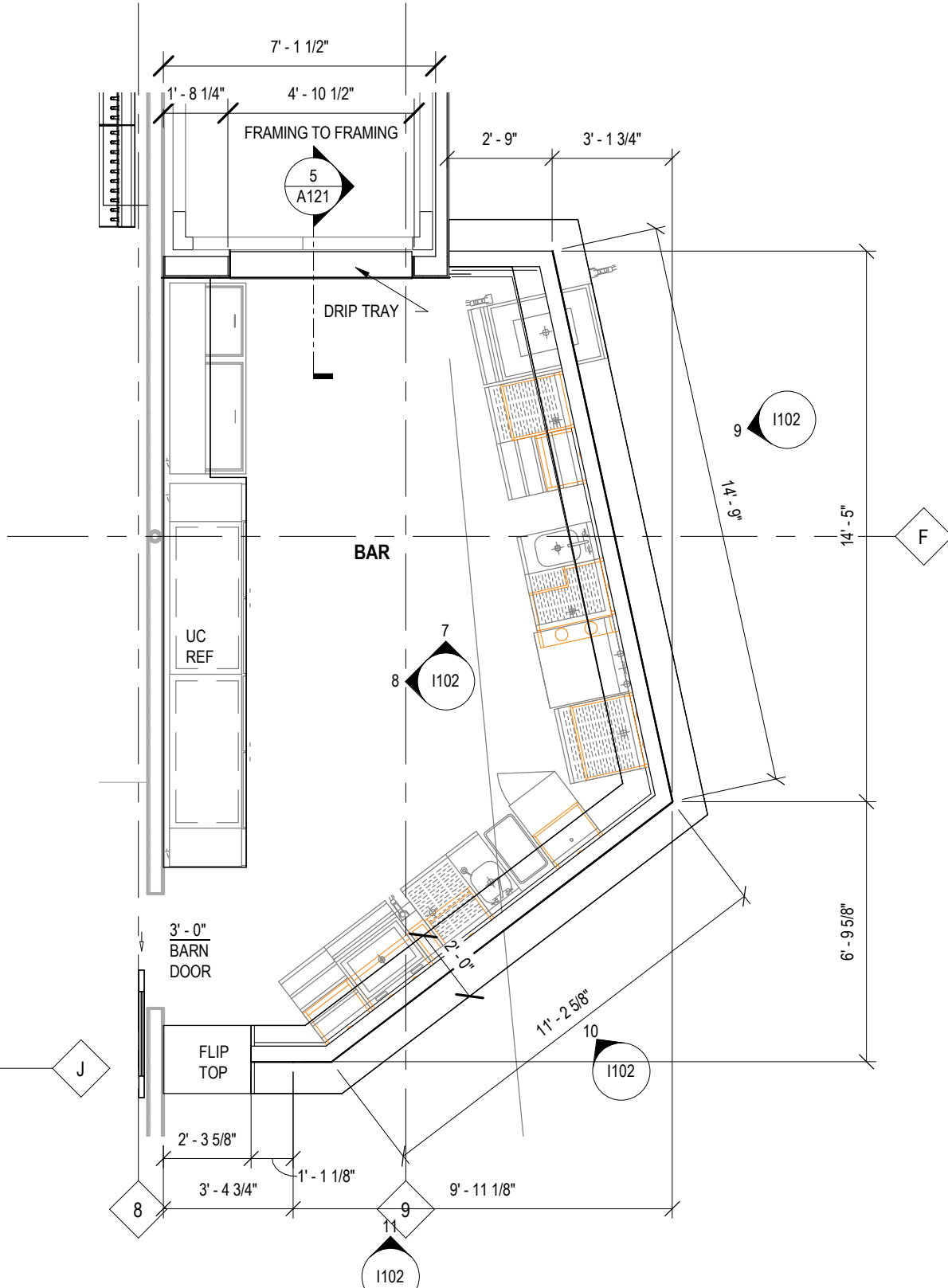
DOOR AND FRAME SCHEDULE									
DOOR NO.	DOOR			HARDWARE TYPE	FRAME		FINISH	DESCRIPTION	REMARKS
	DOOR PANEL WIDTH	DOOR PANEL HEIGHT	DOOR ELEVATION		FRAME MATERIAL	FRAME			
102	3'-0"	7'-0"	A	WD	ABS	NONE	HM	PAINT	WITH WINDOW
103	3'-0"	7'-0"	A	WD	KEY LOCK	HM	HM	PAINT	
104	3'-0"	7'-0"	A	WD	PASSAGE	HM	HM	PAINT	
105	3'-0"	7'-0"	A	WD	PRIVACY	HM	HM	PAINT	
106	3'-0"	7'-0"	A	WD	PASSAGE	HM	HM	PAINT	
107	3'-0"	7'-0"	A	WD	PUSH / PULL	HM	HM	PAINT	
108	3'-0"	7'-0"	A	WD	KEY LOCK	HM	HM	PAINT	
109	3'-0"	7'-0"	A	WD	PUSH / PULL	HM	HM	PAINT	
110	3'-0"	7'-0"	A	WD	KEY LOCK	HM	HM	PAINT	
111	3'-4"	7'-0"	A	WD	BARN DOOR	NONE	HM	PAINT	

NOTE: SCHLAG HARDWARE, SATIN NICKEL FINISH



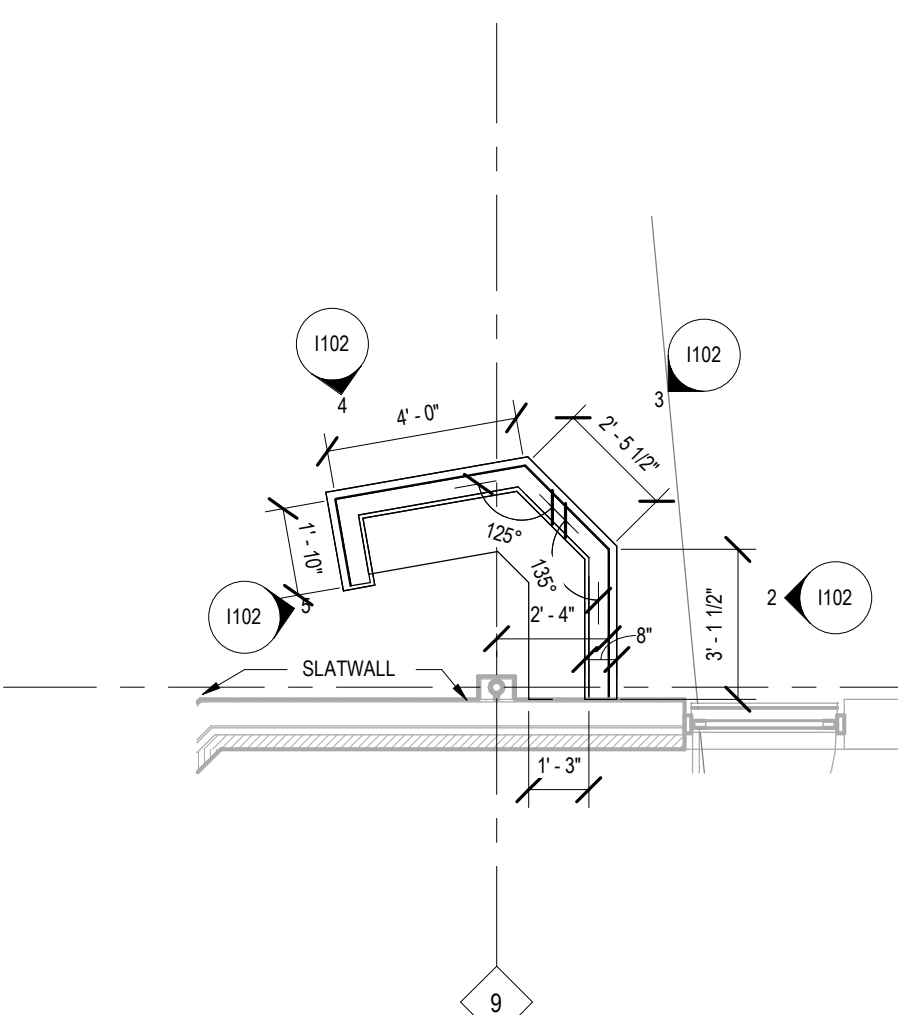
5 SECTION AT TAPPERS

SCALE: 1/4" = 1'-0"



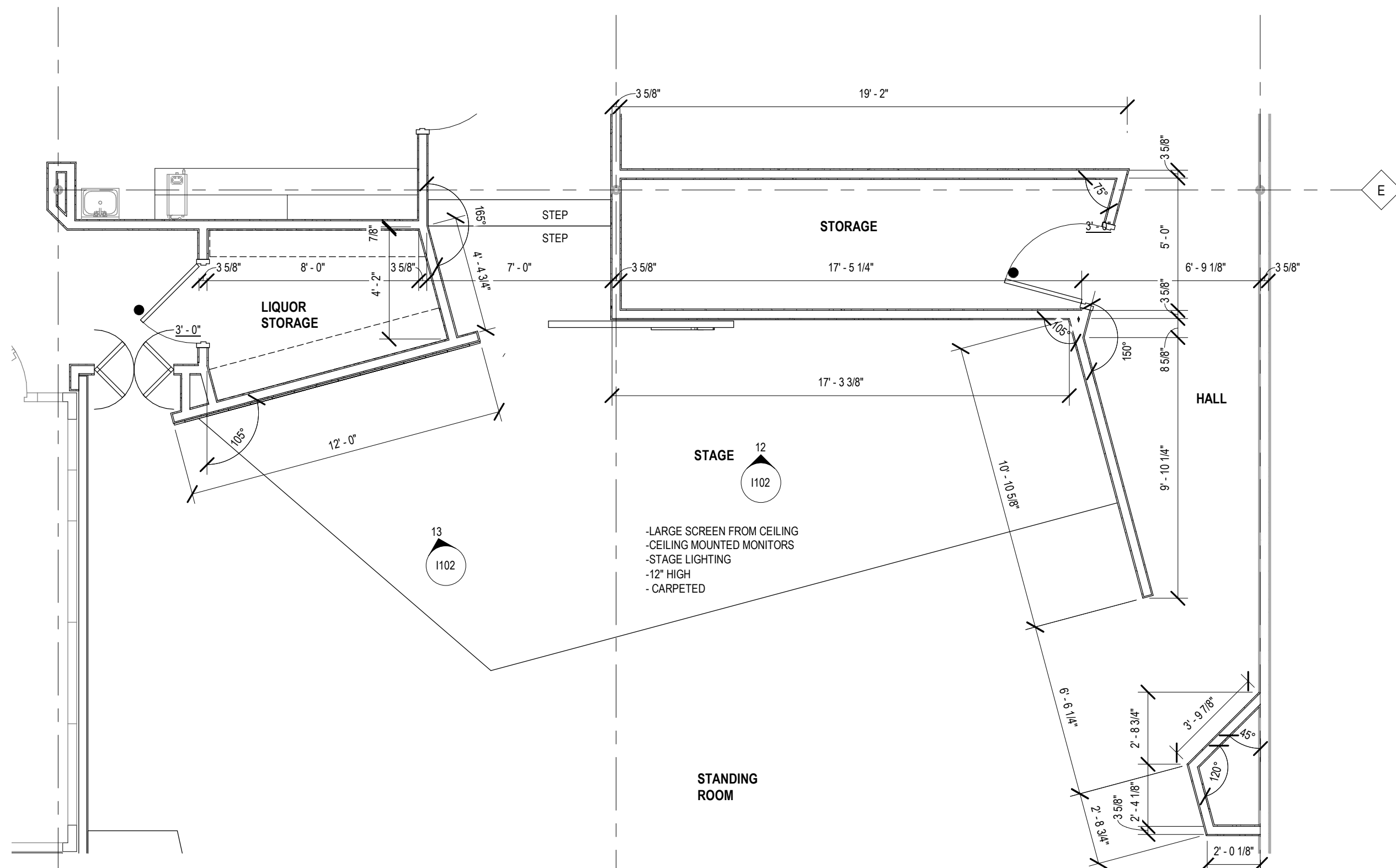
3 NEW BAR AREA BLOW-UP

SCALE: 1/4" = 1'-0"



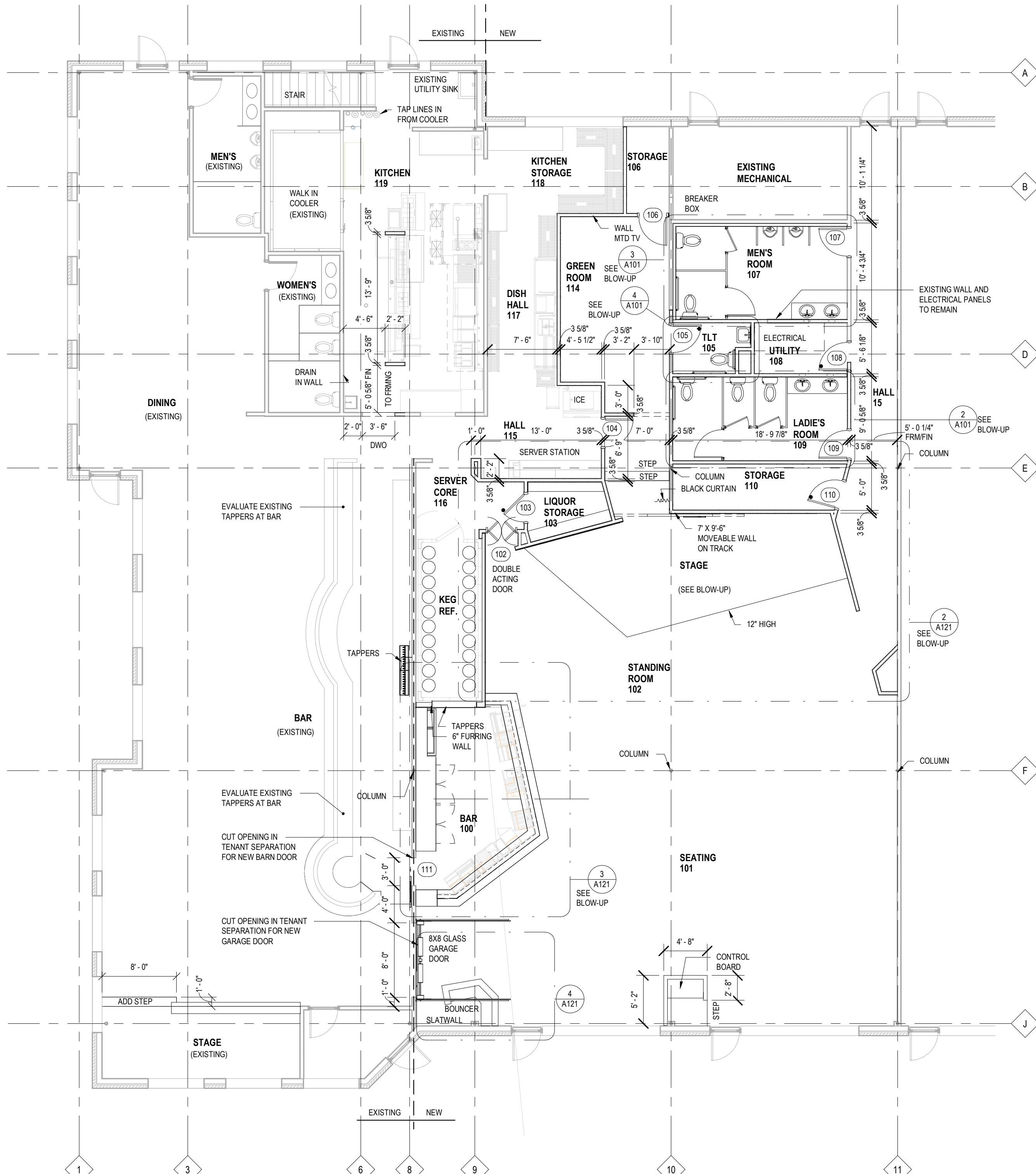
4 BOUNCER BLOW UP

SCALE: 1/4" = 1'-0"



2 STAGE AREA BLOW-UP

SCALE: 1/4" = 1'-0"



1 FIRST FLOOR

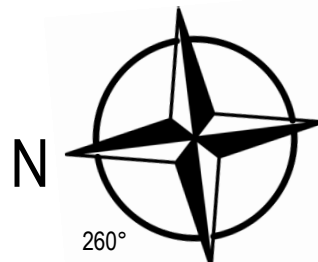
SCALE: 1/8" = 1'-0"

PLAN SYMBOLS AND ABBREVIATIONS			
BO	-BY OTHERS	B.L.	-BRICK LEDGE
C.O.	-CASED OPENING	T.O.W.	-TOP OF WALL
UC	-UNDER COUNTER	T.O.F.	-TOP OF FOUNDATION
REF	-REFRIGERATOR	BP	-BEARING POINT
W	-WASHER	DW	-DRY WALL
D	-DRYER	DH	-DOUBLE HUNG
WC	-WATER CLOSET	UNO	-UNLESS NOTED OTHERWISE
FD	-FLOOR DRAIN	CNTR	-COUNTER
O.C.	-ON CENTER	FR	-FROM
TBD	-TO BE DETERMINED		

DOOR DESIGNATION

X'-X" DOOR PANEL WIDTH

- FLOOR PLAN NOTES:**
1. GRAY ITEMS ARE EXISTING AND ARE TO REMAIN
2. IF DISTURBED, REPLACE INSULATION IN EXTERIOR WALLS WITH R-19 BATT INSULATION
3. INTERIOR WALLS ARE TO BE BUILT OF 3/8" STEEL FRAMING
4. ALL INTERIOR DIMENSIONS ARE TO FACE OF STEEL FRAMING
5. FIELD VERIFY DIMENSIONS WHERE NEW TIES IN WITH EXISTING
6. ALL INTERIOR WALLS ARE BUILT CONTINUOUS UP TO STRUCTURE ABOVE, UNO



9	FOR CONSTRUCTION	11.13.19
8	STAGE AND BAR REVISION	9.25.19
7	EQUIPMENT UPDATE	9.20.19
5	OWNER UPDATE	8.27.19
1	PERMIT SET	8-12-19
No.	Description	Date

Document Release

Sheet Name

FLOOR PLAN

Drawn by: J Donahue

Scale: **As indicated**

Sheet Number

A121